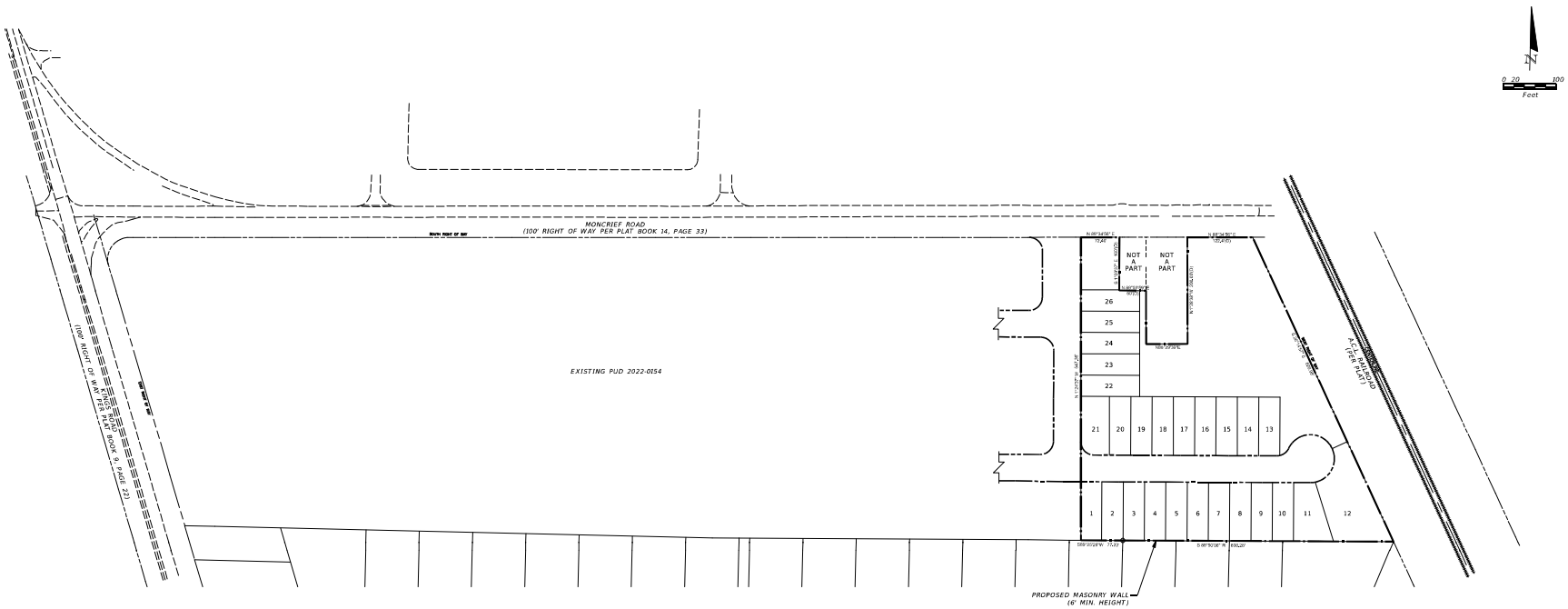

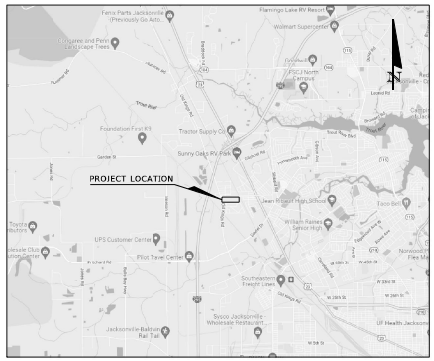

VICINITY MAP
N.T.S.

NOTE:

THIS SITE PLAN IS CONCEPTUAL. LOT LINES, LOT SIZES, RIGHT-OF-WAY, STORMWATER PONDS AND SIGNAGE MAY BE ADJUSTED FOR ENGINEERING OR AGENCY REQUIREMENTS.

PROJECT DATA

SITE ADDRESS: 0 MONCRIEF ROAD, JACKSONVILLE, FL 32219
TAX PARCEL I.D. NO: 003284 0000, 003285 0000

SITE AREA:
- *TOTAL SITE AREA = 5.60 AC*
- *IMPACTED WETLAND AREA = 0.00 AC*

EXISTING ZONING: RR-ACRE
PROPOSED ZONING: PUD
BUILDING SETBACKS:
- *FRONT= 20'*
- *REAR= 10'*
- *INTERIOR SIDE= 5'*
- *STREET SIDE= 5'*

LOT BREAKDOWN: 40' x 110' = 30 LOTS MAXIMUM
BUFFER: MASONRY FENCE ALONG THE SOUTH PROPERTY LINE
FLOOD ZONE: "X" (FIRM PANEL 12031C 0188J, 11/02/2018)

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DESIGN ENGINEER:
John H. Moye PE License No. 36131

WAITZ&MOYE
3738 Southside Blvd, Suite 101
Jacksonville, Florida 32216
C.A. No. 6234 • 904.642.8311

PROJECT ID
2021-007

SCALE
1" = 100'

Old Kings and Moncrief Development
0 Moncrief Road, Jacksonville, FL 32219

SITE PLAN

SHEET NO.

11/7/2023 2:34:36 PM J:\2021-007\Design\roadway\SITE PLAN.dgn

infendya

November 7, 2023

Exhibit 4
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